



TOWN OF WAKEFIELD

TOWN COUNCIL

MEETING MINUTES

June 14th, 2021 | 7:00 p.m.

Via Zoom: <https://us02web.zoom.us/j/82808143817>

Call to Order: Julie Smith-Galvin called the meeting to order at 7:00 p.m.

Pledge of Allegiance and Happy Flag Day: Julie Smith-Galvin led the body in the reciting of the Pledge of Allegiance.

Attendance: Julie Smith-Galvin, Chair; Mehreen N. Butt, Vice-Chair; Jonathan P. Chines; Anne P. Danehy; Edward F. Dombroski, Jr.; Peter J. May and Ann McGonigle Santos.

Administration Present: Sherri A. Dalton, Town Council Clerk and Stephen P. Maio, Town Administrator.

Town Counsel Present: Thomas A. Mullen.

Public Engagement: Julie Scott of 226 Main Street spoke in regard to the Water Street Tax Title property and expressed her concern with the caveat as mentioned in the Town Administrator's letter to the Council stating "Although price will be considered, the primary criterion will be the extent to which the proposed use of the land will further a public purpose, such as improving access for emergency vehicles serving the Town of Wakefield." She asked that the Town Council look out for tax payers and to look at other scenarios.

Approval of Minutes: Mehreen N. Butt motioned to approve the May 24th, 2021 regular meeting minutes as proposed. Jonathan P. Chines seconded. Motion passed 7-0-0 by a roll call vote.

Broadway Crossing: Town Engineer Renault presented a PowerPoint in which he provided background with the crossings and different options that the Town can take. He stated he has a meeting with the FRA QZ Reviewer and the Staff Director next week and he should have more information to provide at that time.

Public Hearing - 7:10 p.m.: Change of Manager, Stock Transfer, Change of Officer/Director, and Pledge of License Amendment for Greenies Discount Liquors d/b/a Greenwood Wine & Spirits. At 7:13 p.m. Jonathan P. Chines motioned to open the Public Hearing and table until after the Broadway Crossing update. Ann Santos seconded. Motion passed 7-0-0 by a roll call vote. At 7:28 p.m. Edward F. Dombroski, Jr. motioned to continue the Public Hearing. Mehreen N. Butt seconded. Motion passed 7-0-0 by a roll call vote. Attorney John Mooradian along with his client presented the application package for the transfer of Greenies Discount Liquors d/b/a Greenwood Wine & Spirits. No members of the public spoke. Edward F. Dombroski, Jr. motioned to approve the application as presented. Mehreen N. Butt seconded. Motion passed 7-0-0 by a roll call vote. At 7:35 p.m. Mehreen N. Butt motioned to close the Public Hearing. Jonathan P. Chines seconded. Motion passed 7-0-0 by a roll call vote.



Public Hearing – 7:25 p.m.: Fiscal Year 2022 Water & Sewer Rates. At 7:28 p.m. Mehreen N. Butt motioned to open the Public Hearing and table until after the 7:10 Public Hearing. Ann Santos seconded. Motion passed 7-0-0 by a roll call vote. At 7:42 the Public Hearing continued. DPW Director Conway along with Matt Abrahams from the Abrahams Group presented the rate recommendations. No members of the public spoke. Jonathan P. Chines motioned to approve the Water Service Charge – Meter Size (in) Charge Per Bill as proposed – 5/8 \$19.16; 3/4 \$19.16; 1 \$19.16; 1.5 \$63.87; 2 \$102.19; 3 \$191.61; 4 \$319.35. Sewer Service Charge – Meter Size Charge Per Bill – 5/8 \$21.40; 3/4 \$21.40; 1 \$21.40; 1.5 \$71.33; 2 \$114.14; 3 \$214.00; 4 \$356.67. Mehreen N. Butt seconded. Motion passed 7-0-0 by a roll call vote. Ann Santos motioned to approve the Water Rate per 100 Cubic Feet as proposed - Tier 1 from 1 to 1000 \$7.56; Tier 2 from 1001 to 2500 \$7.99; Tier 3 from 2501 to 6000 \$8.44; Tier 4 from 6000 to + \$9.30. Jonathan P. Chines seconded. Motion passed 7-0-0 by a roll call vote. Edward F. Dombroski, Jr. asked that an analysis be done on where expenses savings can be realized. Jonathan P. Chines asked for a trend analysis and usage. Mehreen N. Butt motioned to approve the Sewer Rate per 100 Cubic Feet as proposed – Tier 1 from 1 to 1000 \$11.44; Tier 2 from 1001 to 2500 \$11.95; Tier 3 from 2501 to 6000 \$12.47; Tier 4 from 6000 + \$13.50. Ann Santos seconded. Motion passed 7-0-0 by a roll call vote. Mehreen N. Butt motioned to approve the Sewer Flat Rate as proposed – 3,000 cubic feet \$377.44 per bill. Ann Santos seconded. Motion passed 7-0-0 by a roll call vote. Mehreen N. Butt motioned to approve the Manual Read Meter Fee as proposed - \$50.00 per quarter. Ann Santos seconded. Motion passed 7-0-0 by a roll call vote. Mehreen N. Butt motioned to approve the Septic Disposal Rate Formula as proposed – Facility Opening Fee \$110.00; Disposal Cost per 100 Cubic Feet charged at current sewer rate; Off Hours disposal rate (additional) minimum three (3) hours at current W-4 scale times 1.5 percent. Ann Santos seconded. Motion passed 7-0-0 by a roll call vote. At 8:33 p.m. Jonathan P. Chines motioned to close the Public Hearing. Mehreen N. Butt seconded. Motion passed 7-0-0 by a roll call vote.

Change of Manager: Anne P. Danehy motioned to approve the Change of Manager CMRG, LLC / Tonno Wakefield application as presented. Mehreen N. Butt seconded. Motion passed 7-0-0 by a roll call vote.

Town Owned Land: Jonathan P. Chines motioned to authorize the Town Administrator to go out to bid with the caveat that the Town express a preference for use of land that will further public purpose, set a minimum bid of the assessed value of the property and request that the Town Administrator address alternative use of the property along with conservation value. Mehreen N. Butt seconded. Edward F. Dombroski, Jr. asked that the request for proposals does not include a minimum bid. Jonathan P. Chines amended the motion by removing the minimum bid request. Edward F. Dombroski, Jr. seconded. Motion passed 7-0-0 by a roll call vote.

Peter J. May left the meeting at 8:56 p.m. and did not return.

Lake Quannapowitt Events: The Council discussed events at the lake and agreed to allow the proposed events for 2021. Edward F. Dombroski, Jr. asked that applicants need to promote the downtown businesses. The Council will review and amend the Outdoor Event Policy at a future Town Council meeting.

Public Meetings: Edward F. Dombroski, Jr. updated the Council on having a level of public participation going forward so members of public can feel engaged via Zoom without having to be present and for other boards and committees to be able to participate remotely. The first and second floor conference rooms in Town Hall will be outfitted for the capability of remote participants as well

as in-person participation. The hope is that the conference rooms will be ready around Labor Day. Mehreen N. Butt would like to consider the Library and the Civic Center be included with the same capability as the Town Hall conference rooms.

Proposed 40-B – Wakefield North Apartments: Town Administrator Maio drafted a letter to MassHousing regarding the Wakefield North Apartment located at 572 & 596 North Avenue. Anne P. Danehy mentioned adding sidewalks to the commuter rail. Edward F. Dombroski, Jr. mentioned there are a lot of way this project is going to impact the Town including traffic, law enforcement and capital projects. He proposed that he and Anne P. Danehy meet with Town Administrator Maio to go over the specific conversations during the site visit since he and Ms. Danehy were the ones that attended the site visit. Jonathan P. Chines noted that this is not on a frequent bus route.

Emergency Declaration: Mehreen N. Butt motioned to dissolve the March 18th, 2020 State of Emergency Declaration For The Town of Wakefield. Ann Santos seconded. Motion passed 6-0-0 by a roll call vote.

Donations: Ann Santos motioned to accept and expend a gift or gifts to the Library in the amount of \$197.00 from various donors with thanks. Mehreen N. Butt seconded. Motion passed 6-0-0 by a roll call vote. Jonathan P. Chin motioned to accept and expend a gift or gifts to the Recreation Department in the amount of \$500.00 from The Savings Bank with thanks. Ann Santos seconded. Motion passed 6-0-0 by a roll call vote.

Warrants: Councilor were updated on Warrant 42 dated April 20th, 2021; Warrant 44 dated May 04th, 2021; Warrant 45 dated May 05th, 2021; Warrant 46 dated May 18th, 2021.

Announcements: Julie Smith-Galvin: Town Council liaison appointments as follows: Mehreen N. Butt – Disability Commission; Traffic Advisory Committee; Veterans Advisory Board; Committees. Jonathan P. Chines - Permanent Building Committee; School Committee; Youth Committee. Anne P. Danehy – Human Rights Commission; Council on Aging; Building Department. Edward F. Dombroski, Jr. and Peter J. May – Economic Development Council; Department of Public Works; Light Department and Historical Commission. Ann Santos – Fire Department and Police Department. Julie Smith-Galvin – Environmental Sustainability Committee; Finance Committee; Capital Planning Committee and Library. Hoping to set-up quarterly reports from the Zoning Board of Appeals, Planning Board and Conservation Commission to the Town Council. Ann Santos: congratulations to the graduates. Mehreen N. Butt: June 18th is Juneteenth a State Holiday; thank you to Ruth Clay; Elaine Silva is interim Board of Health Director; the vaccination rate as of June 10th is 61% for Wakefield. Jonathan P. Chines: congratulations to the graduates and congratulations to the classes moving on; Vision 2030 3rd forum in next Monday via Zoom; MTBA is engaging work on bussing design and how they can improve their system in the future via a survey on their website; his office hours are Wednesday from 6:00 p.m. until 7:30 p.m.; Juneteenth ceremony was beautiful. Edward F. Dombroski, Jr.: Delegation has been working on getting a ramp at the commuter rail station and would like to get the word out for others to join in with letters of support; thank you to the DPW for replanting a tree on Main Street that was destroyed.

Matters Not Anticipated for Agenda: There were no unanticipated matters.

Adjournment: Mehreen N. Butt motioned to adjourn at 9:41 p.m. Jonathan P. Chines seconded. Motion passed 6-0-0 by a roll call vote.

Respectfully submitted,

Sherri A. Dalton

Sherri A. Dalton
Town Council Clerk

APPROVED